

POSITIVELY THE CHEAPEST PROPOSITION

IN

YOUNG COUNTY

The same quality of land, situated in the northern part of the County, within five or six miles of the Gulf, Texas and Western, or the Wichita Falls and Southern, will readily bring from \$15.00 to \$20.00 per acre. The day a railroad crosses the Brazos River in Young County—that day is not far distant, as the C. R. I. & G., the W. F. & S. and the Stamford and Eastern are all headed that way—this property will increase in value from \$6.00 to \$8.00 per acre.

THIS TRACT IS

The center of the best coal fields in Texas—24 inches of coal can be shown.

THIS TRACT HAS

The best brick clay deposits in Texas.

Improvements worth approximately \$1.00 per acre, including eight good tanks and three houses.

Sufficient timber for all purposes.

Fifty per cent. good agricultural land.

The rental alone will pay 2% on the investment.

THE SURFACE VALUE

Is easily worth the price asked for the tract.

WITH A RAILROAD

The coal will bring from \$5.00 to \$8.00 per acre, and the clay, with transportation, water and coal, will be worth from \$150.00 to \$300.00 per acre. This tract will practically guarantee you interest on your money and give you the opportunity to make from 60% to 80% on your investment when this part of the county is developed.

E. S. GRAHAM,
GRAHAM, TEXAS.

E. S. GRAHAM'S

5061 ACRE TRACT

KNOWN AS

Craig Ranch and Sherley Pasture

IMPROVED AND OVER 50 PER CENT. TILLABLE

PROVEN COAL LAND

